

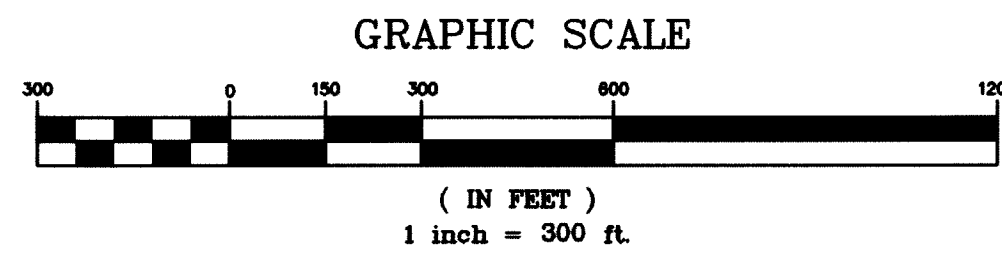
3289490 05/26/2005 03:03P Weld County, CO  
1 of 1 R 11.00 D 0.00 Steve Moreno Clerk & Recorder

TRUE POINT OF BEGINNING  
NW COR SEC 4  
FOUND #6 REBAR WITH  
2-1/2" ALUMINUM CAP  
L.S. 23501

60' RIGHT OF WAY (BK 86 PG 273)  
ZINNIA AVENUE (WCR 26)  
NORTH LINE NW 1/4 SECTION 4

N 1/4 COR SEC 4  
FOUND #6 REBAR WITH  
2-1/2" ALUMINUM CAP  
PARTIALLY ILLEGIBLE

**LOT 1**  
3.000 AC. (GROSS)  
2.656 AC. (NET)



**LOT 2**  
280.993 AC. (GROSS)  
272.692 AC. (NET)

N89°19'09"W 2570.54'  
SOUTH LINE NW 1/4 SECTION 4  
(NORTH LINE SW 1/4 SECTION 4)

CENTER SEC 4  
FOUND #6 REBAR WITH  
2" ALUMINUM CAP L.S. 23500

S89°24'03"E, 2599.78'  
NORTH LINE SOUTH 1/2 SW 1/4  
SECTION 4

CL 50' GAS LINE  
EASEMENT (F-74)  
(REC. NO. 1888794)

CL 50' GAS LINE EASEMENT  
(F-32) (REC. NO. 1888794)  
& (REC. NO. 2078192)

15' ELECTRIC LINE EASEMENT  
(REC. NO. 1808854)

30' EXISTING R-O-W

30' EXISTING R-O-W

20' ADDITIONAL R-O-W

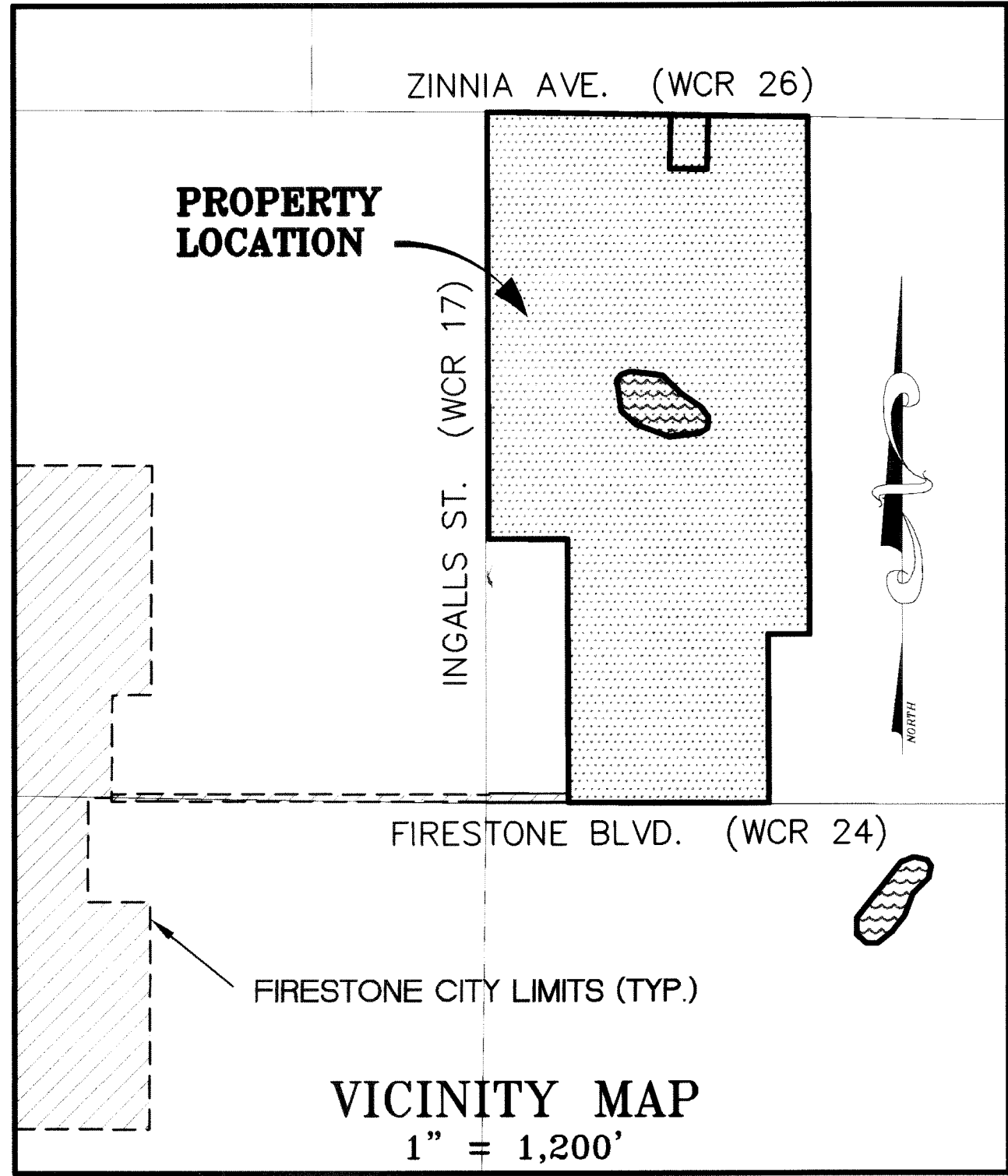
60' RIGHT OF WAY (BK 86 PG 273)  
FIRESTONE BOULEVARD (WCR 24)  
SOUTH LINE SW 1/4 SECTION 4

S 1/4 COR SEC 4  
FOUND #6 REBAR WITH  
2 1/2" ALUMINUM CAP L.S. 28656  
IN MONUMENT BOX

**MONUMENT LEGEND**

SECTION CORNER  
MONUMENT FOUND (AS  
DESCRIBED)

MONUMENT SET: #5  
REBAR AND 1" RED  
PLASTIC CAP L.S.  
16847



**OWNER/APPLICANT**

HOMESTEAD AT FIRESTONE, LLC  
P.O. BOX 599  
MEAD, CO 80542  
(970) 535-6074

**ENGINEER/PLANNER**

DAVID B. SHUPE, PE #5914  
JL WALTER CONSULTING  
114 E. 5TH STREET  
LOVELAND, CO 80537  
(970) 613-2037

**SURVEYOR**

ROD WALTERS, PLS# 16847  
NOLTE ASSOCIATES, INC.  
1901 SHARP POINT DRIVE, SUITE A  
FORT COLLINS, CO 80525  
(970) 221-2400

NOTE:  
1. BASIS OF BEARINGS: ASSUMED NORTH 00°04'48" EAST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE 6TH P.M., AS SHOWN HEREON.

2. THE OWNERSHIP INFORMATION SHOWN HEREON WAS TAKEN FROM THE WELD COUNTY WEBSITE AND ADJACENT RECORDED EXEMPTION PLATS AND IS FOR ILLUSTRATIVE PURPOSES ONLY.

3. WELD COUNTY TITLE COMPANY TITLE POLICY NO. 73213 WAS ENTIRELY RELIED UPON FOR INFORMATION REGARDING EASEMENTS AND ENCUMBRANCES OF RECORD IN THE PREPARATION OF THIS MINOR PLAT.

4. THE DESCRIPTION FOR THAT EASEMENT GRANTED IN DOCUMENT RECORDED AS RECEPTION NO. 1888794 DOES NOT WORK MATHEMATICALLY. THE LOCATION FOR THE F-32 EASEMENT WAS HELD AS WRITTEN, AND THE DISTANCE CALL FROM THE SW CORNER OF THE SW 1/4 OF SECTION 4 WAS HELD FOR THE POINT OF BEGINNING FOR THE F-74 EASEMENT AND THE DISTANCE CALL ALONG THE WEST LINE OF THE SW 1/4 WAS HELD FOR THE POINT OF TERMINATION.

**MINOR PLAT  
HOMESTEAD AT FIRESTONE  
TOWN OF FIRESTONE  
WELD COUNTY  
STATE OF COLORADO  
SHEET 1 OF 1**

**OWNERSHIP AND DEDICATION:**

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, HOMESTEAD AT FIRESTONE, LLC, BEING THE OWNER OF THE LAND SHOWN ON THIS FINAL PLAT AND DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION: HOMESTEAD AT FIRESTONE

A PARCEL OF LAND LOCATED IN THE WEST HALF OF SECTION 4, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 4, BEING THE TRUE POINT OF BEGINNING; THENCE SOUTH 89°32'42" EAST, ALONG THE NORTH LINE OF SAID SECTION 4, A DISTANCE OF 2603.14 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 4; THENCE SOUTH 00°08'05" WEST, ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 4, A DISTANCE OF 2817.56 FEET TO THE CENTER QUARTER CORNER OF SAID SECTION 4; THENCE SOUTH 00°07'08" WEST, ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 4, A DISTANCE OF 1316.07 FEET; THENCE DEPARTING SAID EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 4, NORTH 89°28'58" WEST A DISTANCE OF 330.00 FEET; THENCE SOUTH 00°07'08" WEST A DISTANCE OF 1320.00 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 4; THENCE NORTH 89°28'58" WEST, ALONG SAID SOUTH LINE OF SECTION 4, A DISTANCE OF 1609.03 FEET; THENCE DEPARTING SAID SOUTH LINE OF SECTION 4, NORTH 00°05'14" EAST A DISTANCE OF 2080.81 FEET; THENCE NORTH 89°24'03" WEST A DISTANCE OF 660.00 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 4; THENCE NORTH 00°05'14" EAST, ALONG SAID WEST LINE OF SECTION 4, A DISTANCE OF 561.75 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 4; THENCE NORTH 00°04'48" EAST, ALONG SAID WEST LINE OF SECTION 4, A DISTANCE OF 2807.32 FEET TO THE TRUE POINT OF BEGINNING.

SAID PARCEL CONTAINS 283.993 ACRES, MORE OR LESS.

HAVE LAID OUT, SUBDIVIDED AND PLATTED SAID LAND AS PER DRAWING HEREON CONTAINED UNDER THE NAME AND STYLE OF HOMESTEAD AT FIRESTONE, A SUBDIVISION OF A PART OF THE TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO, AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE TOWN OF FIRESTONE THE STREETS, AVENUES, RIGHT OF WAYS AND LOTS AS SHOWN ON THE ACCOMPANYING PLAT FOR THE PUBLIC USE THEREOF FOREVER AND DOES FURTHER DEDICATE TO THE USE OF THE TOWN OF FIRESTONE AND ALL SERVING PUBLIC UTILITIES THOSE PORTIONS OF SAID REAL PROPERTY WHICH ARE SO DESIGNATED AS EASEMENTS AS SHOWN.

IT IS EXPRESSLY UNDERSTOOD AND AGREED BY THE UNDERSIGNED THAT ALL EXPENSES AND COSTS INVOLVED IN CONSTRUCTING AND INSTALLING SANITARY SEWER SYSTEM WORKS AND LINES, WATER SYSTEM WORKS AND LINES, GAS SERVICE LINES, ELECTRICAL SERVICE WORKS AND LINES, LANDSCAPING, CURBS, GUTTERS, STREET PAVEMENT, SIDEWALKS, AND OTHER SUCH UTILITIES AND SERVICES SHALL BE GUARANTEED AND PAID FOR BY THE SUBDIVIDER OR ARRANGEMENTS MADE BY THE SUBDIVIDER THEREOF WHICH ARE APPROVED BY THE TOWN OF FIRESTONE, COLORADO, AND SUCH SUMS SHALL NOT BE PAID FOR BY THE TOWN OF FIRESTONE, AND THAT ANY ITEM SO CONSTRUCTED OR INSTALLED WHEN ACCEPTED BY THE TOWN OF FIRESTONE SHALL BECOME THE SOLE PROPERTY OF SAID TOWN OF FIRESTONE, COLORADO, EXCEPT PRIVATE ROADWAY CURBS, GUTTER AND PAVEMENT AND ITEMS OWNED BY MUNICIPALITY FRANCHISED UTILITIES, OTHER SERVING PUBLIC ENTITIES AND/OR QWEST, INC. WHICH WHEN CONSTRUCTED OR INSTALLED SHALL REMAIN AND/OR BECOME THE PROPERTY OF SUCH MUNICIPALITY FRANCHISED UTILITIES, OTHER SERVING PUBLIC ENTITIES, AND/OR QWEST, INC. AND SHALL NOT BECOME THE PROPERTY OF THE TOWN OF FIRESTONE, COLORADO.

OWNER:

BY: John W. Gabel  
HOMESTEAD AT FIRESTONE, LLC

STATE OF COLORADO )

COUNTY OF WELD )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 28 DAY OF April, 2005

BY: John W. Gabel

WITNESS MY HAND AND OFFICIAL SEAL

Samantha A. Heming  
NOTARY PUBLIC

MY COMMISSION EXPIRES 7/2007

**MORTGAGEE'S CERTIFICATE**

THE UNDERSIGNED, AS THE BENEFICIARY OF THE DEED(S) OF TRUST WHICH CONSTITUTE A LIEN(S) UPON THE PROPERTY DESCRIBED HEREON, HEREBY CONSENTS TO THE PLATING OF SAID PROPERTY AND TO THE DEDICATIONS STATED HEREON AND HEREBY FOREVER RELEASES THE INTERESTS SO DEDICATED HEREON FROM THE LIEN(S) CREATED BY SAID DEED(S) OF TRUST.

NAME: Compass Bank

INSTITUTION: Compass Bank

STATE OF COLORADO )

COUNTY OF WELD )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 28 DAY OF April, 2005

BY: Eric Long

Senior Vice President - Compass Bank

WITNESS MY HAND AND OFFICIAL SEAL

Myrick  
NOTARY PUBLIC

MY COMMISSION EXPIRES 3/19/2006

MY COMMISSION EXPIRES 3/19/2006

**SURVEYOR'S CERTIFICATE**

I, RODNEY A. WALTERS, BEING A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE MINOR SUBDIVISION MAP OF HOMESTEAD AT FIRESTONE WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT THE PARCEL DESCRIBED HEREON IS ACCURATELY REPRESENTED ON THIS MAP.

Rod Walters APRIL 28, 2005

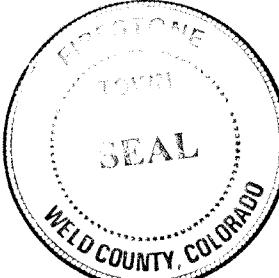
RODNEY A. WALTERS  
COLORADO P.L.S. 16847  
FOR AND ON BEHALF OF NOLTE ASSOCIATES, INC.

**TOWN'S CERTIFICATE**

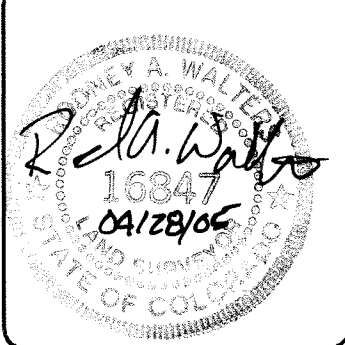
THIS IS TO CERTIFY THAT THE MINOR PLAT OF HOMESTEAD AT FIRESTONE WAS APPROVED ON THIS THIS 24 DAY OF MARCH, 2005, AND THAT THE MAYOR OF THE TOWN OF FIRESTONE ON BEHALF OF THE TOWN OF FIRESTONE, HEREBY ACKNOWLEDGES SAID MINOR PLAT UPON WHICH THE CERTIFICATE IS ENDORSED FOR ALL PURPOSES INDICATED HEREON.

Mayor

Judy Hegwood  
TOWN CLERK



NOTICE:  
ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU DISCOVER SAID DEFECT. IN NO EVENT MAY ANY LEGAL ACTION BASED ON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.



REVISIONS	By	Date
1	JL	3-9-05
2	JL	4-17-05
3	JL	4-28-05

**JL Walter Consulting**



DATE: 9/21/04  
SCALE: AS SHOWN  
DRAWN: JCW/SRA

TITLE:  
**HOMESTEAD AT FIRESTONE  
MINOR PLAT**

JOB NO.:

SHEET  
**1** OF **1**